



**Abbey Walk, Halifax, HX3 0AJ**

**welcome to**

**Abbey Walk, Halifax**

William H. Brown Estate Agents are pleased to present this well-proportioned three-bedroom end-terrace property, ideally situated in a popular residential area of Halifax. Offering spacious accommodation over two floors, the property benefits from a lounge, dining room, kitchen, three bedrooms.



### Entrance Hall

The entrance hall comprises of tiled flooring, ceiling light point, UPVC to the entrance.

### Lounge

13' x 11' 5" ( 3.96m x 3.48m )

The lounge comprises of carpet flooring, ceiling light point, media wall UPVC double glazed window to the front elevation.

### Kitchen

9' 5" x 15' 2" ( 2.87m x 4.62m )

The kitchen comprises of tiled flooring, matching wall and base units with work top over, ceiling spotlights, oven and electric hob, UPVC double glazed windows to the rear elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

### Bedroom One

12' 8" x 11' 2" ( 3.86m x 3.40m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, media wall, fitted wardrobes, UPVC double glazed window to the rear elevation.

### Bedroom Two

9' 10" x 7' 6" ( 3.00m x 2.29m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

10' x 7' 6" ( 3.05m x 2.29m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, BTW W/c, fitted vanity unit with wash basin, walk in shower, UPVC double glazed window to the rear elevation.

### Loft

The loft is fully boarded with a drop down-ladder.

### Externally

Externally the property benefits from a paved rear garden.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

## Abbey Walk, Halifax

- THREE BEDROOM END - TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- MODERNISED THROUGHOUT
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115597 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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